CITY OF BAINBRIDGE ISLAND
PLANNING COMMISSION
JUNE 26, 2014

1. 6:30 P.M. CALL TO ORDER
   Call to Order, Agenda Review, Conflict Disclosure

   1.I. AGENDA REVIEW, APPROVAL OF MINUTES, CONFLICT DISCLOSURE

   Documents: PC 061214.PDF
2. 6:35 P.M. PUBLIC COMMENT
   Accept public comment on off-agenda topics
3. 6:40 P.M. COMMERCIAL/INDUSTRIAL BUILDABLE LANDS AND EMPLOYMENT PROJECTIONS
   Introduction/Study Session

   Documents: BLR PACKET.PDF
4. 7:00 P.M. PLEASANT BEACH VILLAGE II POOL

   STAFF REPORT

   Attachments:
   A. MAJOR ADJUSTMENT APPLICATION
   B. CONDITIONAL USE PERMIT APPLICATION
   C. BLOSSOM HILL/AKA PLEASANT BEACH VILLAGE MASTER SITE PLAN
   D. PLEASANT BEACH VILLAGE PHASE II SITE MASTER PLAN
   E. POOL SITE PLAN
   F. PBV POOL WEST ELEVATION
   G. PBV POOL NORTH AND SOUTH ELEVATION
   H. FLOOR PLANS
   I. TREE RETENTION PLAN NORTH
   J. TREE RETENTION PLAN SOUTH
   K. LIGHTING PLAN
   L. PBV PHASE II LANDSCAPING PLAN
   M. PLANTING PLAN SUPPLEMENTAL INFORMATION APPENDIX
   N. ENVIRONMENTAL CHECKLIST
   O. WATER AVAILABILITY LETTER
   P. PLEASANT BEACH VILLAGE PHASE 2 PROJECT SUMMARY
   Q. PLEASANT BEACH POOL PARKING AND TRIP GENERATION ANALYSIS
   R. PLEASANT BEACH VILLAGE PHASE 2 PROGRAM SUMMARY
   S. DESIGN REVIEW BOARD DESIGN GUIDELINE CHECKLIST - COMMERCIAL AND MIXED USE
   T. DESIGN REVIEW BOARD DESIGN GUIDELINE CHECKLIST - LYNWOOD CENTER
   U. DESIGN REVIEW BOARD MINUTES APRIL 21, 2014
   V. TREE RETENTION ANALYSIS
   W. LETTER OF INCOMPLETE APPLICATION
   X. COMMENT MEMO FROM BAINBRIDGE ISLAND FIRE DEPARTMENT

Y. NOTICE OF APPLICATION
Z. DEVELOPMENT ENGINEER REVIEW COMMENTS
AA. CERTIFICATE OF CONCURRENCY

5. 8:00 P.M. ANNUAL UPDATE TO THE CAPITAL FACILITIES PLAN AND CAPITAL IMPROVEMENT PLAN (CIP)
   Study Session

   - TRANSMITTAL MEMO
   - MEMO FROM PUBLIC WORKS DIRECTOR
   - DRAFT ORDINANCE 2014-27
   - 2015-2020 CAPITAL FACILITIES PLAN INTRODUCTION
   - CIP Projects
     - TRANSPORTATION
     - NON-MOTORIZED TRANSPORTATION
     - FACILITIES
     - FLEET AND EQUIPMENT
     - WATER
     - SEWER
     - STORMWATER

6. 8:45 P.M. NEW/OLD BUSINESS
7. 9:00 P.M. ADJOURN

PLANNING COMMISSION REGULAR MEETING
JUNE 12, 2014

DISCUSSION ITEMS

1. CALL TO ORDER
2. PUBLIC COMMENT
3. PUBLIC HEARING: ORD. 2014-14, ZONING REGULATIONS FOR TEMPORARY COMMERCIAL PARKING
4. EAGLE HARBOR BEACH MAINS NOISE VARIANCE
5. NEW/OLD BUSINESS
6. ADJOURN

1. CALL TO ORDER

Chair J. Mack Pearl opened the regular meeting of the Bainbridge Island Planning Commission at 7:01:01 PM . A quorum was established with the following commissioners in attendance: Julie Kreigh, Maradel Gale, Kate Kelly, Jon Quitslund, John Thomas, J. Mack Pearl

There were no conflicts of interest reported and no changes made to the agenda. The minutes for the meeting of May 22, 2014 were unanimously approved upon a motion by Commission Gale, seconded by Commissioner Thompson.

2. PUBLIC COMMENT

Sarah Usinski told the Commission she was speaking to plea for reconsideration of the zoning regulations for roosters in residential areas. Ms. Usinksi told the Commission that her neighbors two rooster makes living in her house unpleasant because they crow hundreds of times a day. Her family can't open windows or stay outside because of the noise.

Ms. Usinski added that there are no regulations regarding animal noise and she feels there is probably a lot of support in the community for regulating roosters.

After learning that the neighbor with roosters is not subject to covenants or easily approachable, Commissioner Gale suggested that Ms. Usinski work with the homeowners' association to approach the property owner.

Planning Director Kathy Cook asked Ms. Usinski to write a letter to the City Council about the roosters and her frustrations. Councilmembers have been receiving a number of complaints about agricultural uses and is discussing reconsideration of the agricultural regulations.

3. PUBLIC HEARING: ORD. 2014-14, ZONING REGULATIONS FOR TEMPORARY COMMERCIAL PARKING

Chair Pearl opened the public hearing at 7:11:08 PM**.** As there was no public comment, the hearing was closed at 7:11:20 PM**.**

Commissioner Quitslund commented on Section 3, I.2, on page 3 of the draft ordinance. After some discussion , the Planning Commission agreed to amend this provision to read:

> "The applicant shall be exempt from site plan and design review pursuant to BIMC 2.16.040. The application shall be processed as an administrative approval under BIMC Title 2. Clearing or grading permits are ~~be~~ required if a new surface lot is

being created or expanded. The City shall request assurance that all significance trees are retained and none are harmed, pursuant to subsection (6)."

7:16:12 PM When Commissioner Kriegh asked about air quality issues, such as dust in the air or dirt and debris, associated with dirt parking lots, Special Project Planner Jennifer Sutton said there is a standard condition for air quality and dust. The Commission asked that a reference to dust control measures be added to section 3.B on page 3.

Bonding to ensure restoration to the site's original condition was briefly discussed.

Commissioner Kelly reviewed a number of typographical/grammatical changes. There were also questions about how the parking need would be assessed and the time frame for temporary commercial parking.

Commissioners again expressed their support of a parking structure and discussed the new Bainbridge Ride service.

7:32:39 PM Commissioner moved to recommend approval the draft ordinance as amended, seconded by Commissioner Thompson. The motion carried unanimously.

4. EAGLE HARBOR BEACH MAINS NOISE VARIANCE

7:33:17 PM Public Works Engineer Patricia Jenkins explained the tight construction schedule to meet a "fish window" (a period during which construction is not allowed to avoid interference with forage fish hatching) and why construction must occur at the lowest tides possible. Engineer Jenkins also described the project and summarized discussions with neighbors. A noise variance is being requested because construction times will need to start at 6:00 a.m. and end at 10:00 p.m., which is outside the allowed hours for construction – and will occur on Saturdays and Sundays.

When asked why the work is being done so low on the beach, Engineer Jenkins responded that the forage fish habitat is actually above where the work will be done, adding that there cannot be any open trenches during a tidal event.

There were also questions about what equipment will be used, the location and use of the staging areas, and what will be noisy. Commissioner Gale, who spends quite a bit of time on that stretch of beach, discussed specific features that she would like to see removed or retained.

Commissioner Kelly moved to approve the noise variance and Commissioner Gale seconded the motion. The approval was unanimous.

5. NEW/OLD BUSINESS

8:10:26 PM Director Cook told the commissioners that staff has been working on developing a schedule for the update of the Comprehensive Plan, which will start with a community workshop dubbed "Comp Plan 101" in July. A public participation plan must be developed and adopted by the end of the year and will be a component in determining the scope of work for the project.

The Planning Commission considers this update to be a critical junction for the community and was concerned that they have not been involved in planning the Comp Plan 101 workshop.

One commissioner remarked that the City Council doesn't seem to have the same level of knowledge about land uses and the importance of the Comp Plan. Another said that the update is an opportunity to prove that we can do community-based long range planning with vision and problem-solving on a broad scale.

Director Cook responded that Comp Plan 101 is being planned and staffed by the Executive Department in consultation with the Planning Department and added that the Commission's concerns will be relayed to the City Council.

6. ADJOURN
The meeting adjourned at 8:33:57 PM. The next meeting is scheduled for June 26th at 7:00 p.m.

City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Jennifer Sutton, AICP
Special Project Planner

DATE: June 26, 2014

RE: Kitsap County & Bainbridge Island Commercial Buildable Lands Report and Capacity Analysis

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Background

In 1997, the Washington State legislature adopted an amendment to the Growth Management Act (GMA) that requires six counties (including Kitsap) in Western Washington, and the cities and towns within their boundaries to conduct a Buildable Lands Analysis and monitoring program (RCW 36.70A.215). The Buildable Lands Program requires participating jurisdictions to periodically gather data each year and evaluate the level of development occurring within their jurisdiction. The purpose of this quantitative approach is to determine how a county and its cities are growing, and achieving their growth strategies and targets for residential and commercial development. The results of the residential and commercial Buildable Lands Report (BLR) and Land Capacity Analysis (LCA) will inform the 2016 Comprehensive Plan Update. Tonight's discussion will focus on the current Buildable Lands Report update for commercial land.

The Kitsap Regional Coordinating Council (KRCC) and planning staff from Kitsap County and its cities (including Bainbridge Island) began work on the Buildable Lands Report (BLR) in the 2013, with the County organizing the effort and collecting the permitting data from all of the cities. Attachment A outlines a schedule for the BLR. The last time the City/ County completed a BLR was in 2007.

The first step in the 2014 BLR was for the City to create reports of all residential, mixed use and commercial development building permits issued from 2006-2012. That permit data was integrated into GIS maps, and when combined with information related to existing development and zoning, yields a picture of City development from 2006-2012.

Capacity Analysis

The next step in the BLR report is the land capacity analysis (LCA). A series of "deductions" were taken out of vacant or underutilized lands, such as critical areas and buffers. The methodology for the commercial land deductions is explained in depth in the attached memo prepared for the County/ KRCC by BERK Consulting. A "quick look" table outlining the deductions is on the bottom of page 5 of the

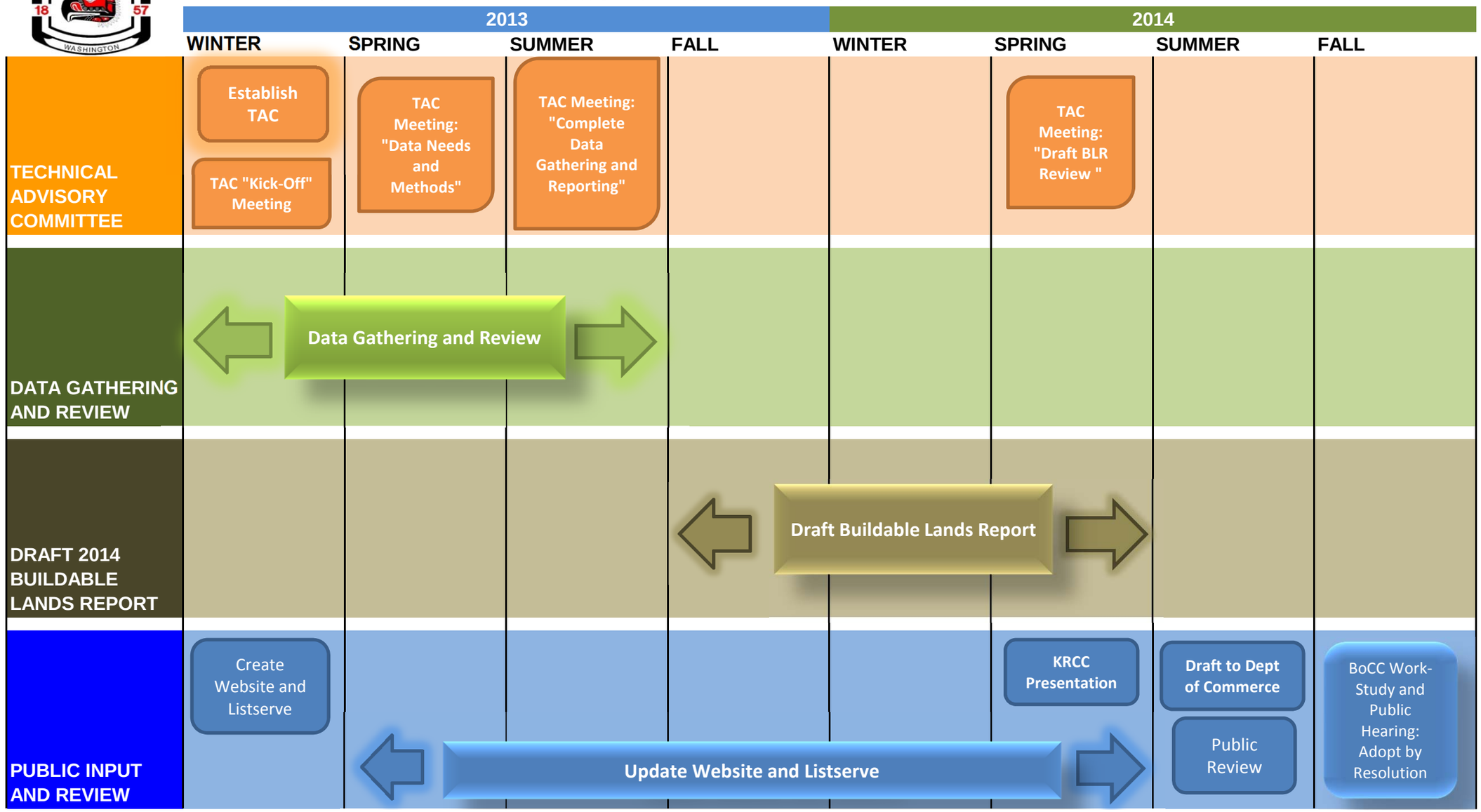
memo. It should be noted that the City LCA did not deduct any area for future roads/ rights-of-way because density, floor area ratio (FAR), and lot coverage potential are measured on gross lot area prior to any required right-of way dedication (BIMC Section 18.12.050) . The BERK memo describes in detail the methodology for translating commercial floor area into number of jobs.

Employment Ratio

The next step for KRCC in the BLR/ LCA process is to finalize what employment ratio is going to be applied to underutilized and vacant lands. The employment ratio is a ratio of (City) population to jobs. KRCC is considering an employment ratio of 2.65- which means 2.65 persons (population) per job. The rationale for that ratio is described in the attached BERK memo. This employment ratio target will tell us how many jobs the City should plan for in the 2016 Comprehensive Plan Update. In evaluating and planning for commercial development for the 2016 Comprehensive Plan Update, the commercial LCA analyzes whether or not the City has enough commercial land to accommodate the employment targets, or whether additional commercial land will be needed.

The City Council will have a similar briefing on the commercial BLR/ LCA and employment ratio methodology on July 14th.

KITSAP COUNTY BUILDABLE LANDS REPORT SCHEDULE 2013-2014



KITSAP COUNTY EMPLOYMENT ALLOCATIONS & LAND CAPACITY REVIEW

Overview and Supplement | June 16, 2014

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Countywide Population/Employment Ratio 1
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Comparison / Use of Allocation and Capacity Information 6

INTRODUCTION

The Growth Management Act (GMA) requires that counties consult cities and allocate population growth within a range of projections provided by the Washington State Office of Financial Management (OFM). GMA also requires that counties consult with cities and size their Urban Growth Areas (UGAs) based on growth over a 20-year period. Last, GMA requires that comprehensive plans and development regulations provide sufficient land capacity for development to accommodate projected population and employment growth. (RCW 36.70A.110 and 115)

Kitsap County and cities have already agreed on population allocations in adopted Countywide Planning Policies. Under current consideration are employment allocations.

This document provides an overview of proposed Kitsap County employment allocations and associated land capacity review developed in collaboration with Kitsap County and city planners at the Kitsap Regional Coordinating Council Planning Directors Forums. Forums were held between January and June 2014.

This document supplements and updates the BERK Consulting memo prepared for Kitsap County dated February 6, 2014, titled "Preliminary Review of Kitsap County Countywide Employment Projection Options." This document also illustrates the results of the buildable land capacity approach consistent with BERK Consulting's March 24, 2014 memo titled "Kitsap County Commercial Buildable Lands Methods."

COUNTYWIDE POPULATION/EMPLOYMENT RATIO

At the regional or county level, population and employment are typically linked and related, and grow or decline at similar rates. Growth or decline in population will contribute to growth or decline in employment, and vice versa. For this reason, it is important to understand the relationship between population and employment in Kitsap County when setting countywide employment targets.

Table 1 compares population/employment ratios illustrating the PSRC Vision 2040 strategy (Option 3e) as applicable to the 2010 to 2035 periods and applying that 2.65 population/employment ratio to the Kitsap County Countywide Planning Policy population target of 331,571 (Option 3f). The

population/employment ratio of 2.65 is added to the working allocation model as an option along with 2.6, 2.71, and 2.73 reflected in various options below.

Table 1. Summary of Employment Target Options including 2035 Regional Growth Strategy

	2035 Projections		
Method	Population	Total Non-Farm Employment	Population-Employment Ratio
1a. Applying 2035 adopted pop-emp ratio to new 2035 population	331,571	127,400	2.60
1b. Extending 2025 employment to 2035 at 2010-2025 growth rate	331,571	152,356	2.18
2. Growing 2010 Pop-Emp Ratio at same rate as State average	331,571	121,646	2.73
3a. PSRC Land Use Baseline	382,210	129,810	2.94
3b. PSRC Land Use Targets	368,881	136,119	2.71
3c. PSRC Land Use Baseline - Recommended 2035 Pop Target	331,571	112,611	2.94
3d. PSRC Land Use Targets - Recommended 2035 Pop Target	331,571	122,351	2.71
3e. PSRC VISION 2040 Regional Growth Strategy - *2035*	355,406	134,074	2.65
3f. Alternative 2035 Adopted pop and 2035 RGS emp	331,571	125,082	2.65

Source: PSRC 2014; BERK Consulting 2014

Note: This table is updated from Exhibit 3 in the February 6, 2014 memo "Preliminary Review of Kitsap County Countywide Employment Projection Options".

Kitsap County and City Planners recommend a population/employment ratio of 2.65 for greater consistency with the VISION 2040 Regional Growth Strategy. A ratio of 2.65 is also similar to the Kitsap County Comprehensive Plan based ratio of 2.6, while also recognizing the demographic changes that are anticipated in the future looking at state trends (e.g. aging population).

Applying the 2.65 ratio to the adopted 2035 population target of 331,571, results in a countywide total employment of about 125,100 jobs; net growth from 2010-2035 would equal approximately 46,160 jobs. Allocation of projected jobs is addressed in the section below.

ALLOCATION SHARE COMPARISON

Table 2 and Table 3 present comparisons of different allocation shares among the cities and UGAs, showing shares of total jobs and shares of net jobs over the 2010-2035 period. These share options were developed using an Excel-based allocation model, and are described below.

- The 2010 Share represents a continuation of current 2010 employment shares based on Employment Security Data (ESD) allocated to transportation analysis zones and matched to cities, UGA, and rural areas.
- The Original Remand Share reflects the Kitsap County 2012 Comprehensive Plan as adopted following the Remand (essentially upholding 2006 Comprehensive Plan approach to employment since the Remand focused on residential issues). As noted in the February 6, 2014 memo "Preliminary Review of Kitsap County Countywide Employment Projection Options" Appendix A, the Remand largely reflected past trends with the exception of manufacturing that was increased per policy to reflect attraction of manufacturing to opportunity areas such as the South Kitsap Industrial Area (SKIA).

- The Remand plus SKIA Plan reflects the 2012 Kitsap County Comprehensive Plan as modified by the incorporation of the City of Bremerton's Sustainable SKIA Subarea Plan that incentivized a certain level of growth and plans for infrastructure investments.
- The PSRC Baseline is based on fall 2013 information (adapted from forecast analysis zone levels) and translated to cities, UGAs, and rural areas. PSRC describes this model as follows: "The Land Use Baseline is a long-range small area forecast developed using PSRC's new UrbanSim model. The Land Use Baseline is a representation of future development based on how the market responds to development capacities established in local jurisdictions' pre-VISION 2040 comprehensive plans (circa 2012)." Thus it is a representation of likely market trends given adopted plans.
- The PSRC Regional Growth Strategy is reflective of the growth shares to regional geographic (Metro, Large, Small, Urban Unincorporated, Rural). The approach started with the Regional Growth Strategy Shares of Growth between 2000-2040, as modified to remove growth that already occurred between 2000 and 2010; the horizon year was also adjusted to 2035. Given the growth that has already occurred between 2000-2010 and the remaining growth to occur through 2035, the Rural area grew faster in the first 10 year period and the City of Bremerton grew slower than expected; thus the Rural area would need only a 2.9% growth share to achieve the Regional Growth Strategy expectation for the 2010-2035 period, and Bremerton conversely would need a higher share of growth to achieve the Regional Growth Strategy expectation for the 2010-2035 period.
- The highlighted "Remand plus SKIA with Adj" column is recommended by Kitsap County and City planners. It is a blend of the Kitsap County Comprehensive Plan and the SKIA Subarea Plan with the following adjustments to bend the trend towards the Regional Growth Strategy:
    - Rural is reduced to 8.4%. The 8.4% share is a lower share than all other studied allocation options except the PSRC Regional Growth Strategy. The 8.4% is a nod to the Regional Growth Strategy that is pointing growth in the urban areas, and represents less than half the 2010 Share and is less than past plans and the PSRC Baseline "market trends." At the same time the 8.4% share recognizes the County has designated rural employment areas consistent with the Growth Management Act.
    - Bremerton's share reflects a share close to the Remand plus SKIA Plan. The share is lower than in the Original Remand Share, and higher than the 2010 Share and PSRC Baseline, to bend the trend towards the Regional Growth Strategy centers concept that is important for Bremerton's Downtown and SKIA.
    - The Port Orchard UGA share is reduced compared to the Original Remand and Remand plus SKIA plans, as well as the PSRC Baseline. The share is more consistent with the 2010 Share and reflects a trend towards the lower share of the Regional Growth Strategy.
    - Other shares consider PSRC Baseline (market trends) and Current Shares considering "on the ground" conditions including market interest and corridor and node land use patterns that are likely to intensify in present locations: Bremerton UGA, Central Kitsap, and Kingston.
    - The reduced Rural share and reduced Port Orchard UGA share are redirected to Silverdale (a designated Urban Center) and Poulsbo as well as other UGAs. These increased shares also reflect the trend towards the Regional Growth Strategy, and represent an increase above the2010 Share and PSRC Baseline, as well as an increase above past plans (Original Remand and Remand plus SKIA Plan).

Table 2. Total Employment Allocation Share

Share Comparison: Total 2035

UGA	Remand plus SKIA with Adj	2010 Share	Original Remand Share	Remand plus SKIA Plan	PSRC Baseline	PSRC Regional Growth Strategy
Bainbridge Island	7.2%	7.8%	6.9%	7.2%	7.4%	7.6%
Bremerton	35.6%	33.6%	38.1%	34.9%	34.1%	38.5%
Bremerton UGA	3.0%	3.0%	2.5%	2.6%	3.5%	2.2%
Central Kitsap	4.3%	5.3%	4.2%	4.3%	4.3%	3.8%
Kingston	1.0%	0.8%	0.7%	0.8%	1.0%	0.6%
Port Orchard	5.4%	4.6%	5.1%	5.4%	4.4%	5.3%
Port Orchard UGA	5.2%	5.8%	7.1%	7.6%	6.1%	4.2%
Poulsbo	7.4%	6.4%	6.3%	6.7%	6.6%	7.3%
Poulsbo UGA	0.4%	0.6%	0.6%	0.6%	0.6%	0.4%
Silverdale	15.8%	13.5%	13.0%	13.8%	12.4%	17.3%
Rural	14.8%	18.5%	15.5%	16.1%	19.7%	12.8%

Source: BERK Consulting 2014

Table 3. Net Employment Allocation Share

Share Comparison: Net 2035

UGA	Remand plus SKIA with Adj	2010 Share	Original Remand Share	Remand plus SKIA Plan	PSRC Baseline	PSRC Regional Growth Strategy
Bainbridge Island	6.1%	7.8%	5.2%	6.1%	6.8%	7.2%
Bremerton	39.0%	33.6%	45.7%	36.9%	34.9%	46.8%
Bremerton UGA	3.0%	3.0%	1.6%	1.9%	4.2%	0.7%
Central Kitsap	2.6%	5.3%	2.3%	2.7%	2.6%	1.3%
Kingston	1.3%	0.8%	0.6%	0.7%	1.3%	0.2%
Port Orchard	6.8%	4.6%	5.8%	6.8%	3.9%	6.5%
Port Orchard UGA	4.0%	5.8%	9.2%	10.7%	6.5%	1.4%
Poulsbo	9.0%	6.4%	6.2%	7.2%	6.9%	9.0%
Poulsbo UGA	0.1%	0.6%	0.7%	0.8%	0.6%	0.1%
Silverdale	19.7%	13.5%	12.3%	14.3%	10.5%	23.9%
Rural	8.4%	18.5%	10.3%	12.0%	21.7%	2.9%

Source: BERK Consulting 2014

Table 4 presents the jobs allocated to UGAs and Rural areas. The total column represents the proposed allocation, whereas the sector share summary is for informational purposes only. More detail regarding sector shares is presented in Attachment A as background information. Each jurisdiction will determine the appropriate mix of industrial and commercial jobs in their comprehensive plans. Comprehensive Plans would be measured against the allocation total, not the sector breakdowns.

Table 4. Proposed Job Allocations by Urban and Rural Geography

	Sector Share Summary		Growth Allocation: 2010-2035	
UGA	Commer-cial	Industrial	Total	Percent
Bainbridge Island	1,984	823	**2,808**	6.1%
Bremerton	13,493	4,509	**18,003**	39.0%
Bremerton UGA	962	422	**1,385**	3.0%
Central Kitsap	1,030	171	**1,200**	2.6%
Kingston	437	163	**600**	1.3%
Port Orchard	2,571	560	**3,132**	6.8%
Port Orchard UGA	1,712	134	**1,846**	4.0%
Poulsbo	3,607	548	**4,155**	9.0%
Poulsbo UGA	44	2	**46**	0.1%
Silverdale	6,679	2,427	**9,106**	19.7%
Total Urban	32,521	9,760	**42,281**	91.6%
Rural	2,817	1,060	**3,877**	8.4%
Total Urban and Rural	**35,338**	**10,820**	**46,158**	100%

Source: BERK Consulting 2014

LAND CAPACITY REVIEW

Kitsap County and cities have considered buildable lands methods described in the March 24, 2014 memo prepared by BERK Consulting, titled "Kitsap County Commercial Buildable Lands Methods." That memo presented a framework for determining employment capacity. The memo provided areas of flexibility for local circumstances. Each community has developed its approach consistent with the intent of the land capacity approach varying assumptions where there are different local trends. The buildable land capacity steps are illustrated in Table 5 below.

Table 5. Land Capacity Steps

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9
Identify Vacant Parcels Zoned Commercial or Industrial	Identify Underutilized Parcels by Zone	Deduct Areas Impacted by Critical Areas	Deduct Future Roads/ R-O-W Needs	Deduct Future Public Facilities Needs	Deduct Capacity to Account for Unavailable Lands	Combine All Factors to Estimate Net Buildable Acres by Zone	Convert Net Buildable Acres to Determine Employment Capacity	Factoring in Vacant Employment Capacity

Note: Step 9 *Factoring in Vacant Employment Capacity* appears unnecessary after Kitsap County has reviewed its permit trends.

Source: BERK Consulting 2014

Areas where the county and cities have factored in local trends include, but are not limited to, road deductions, public facility deductions, and employment capacity assumptions for floor area ratios. Preliminary land capacity results as of June 2014 are shown in the Table 6 below. The greatest amount of job capacity lies in designated centers within Bremerton (SKIA and Downtown) and Silverdale.

Table 6. Preliminary Land Capacity Results (June 2014)

	Capacity by Zone Type		**Total Capacity**
UGA	**Commercial Capacity**	**Industrial Capacity**	**Total Capacity**
Bainbridge Island	2,739	201	**2,941**
Bremerton	6,097	14,320	**20,417**
Bremerton UGA	651	732	**1,383**
Central Kitsap	1,012	0	**1,012**
Kingston	579	59	**638**
Port Orchard	4,981	588	**5,569**
Port Orchard UGA	3,285	349	**3,634**
Poulsbo	3,177	833	**4,010**
Poulsbo UGA	0	48	**48**
Silverdale	4,684	3,561	**8,246**
Total Urban	**27,206**	**20,691**	**47,897**
Rural	NA	NA	NA
Total Urban and Rural	NA	NA	NA

Source: Kitsap County, Cities of Bainbridge Island, Bremerton, and Poulsbo 2014; BERK 2014

COMPARISON / USE OF ALLOCATION AND CAPACITY INFORMATION

Countywide, there is sufficient capacity for the future growth allocation as shown in Table 7 below, with land capacity approximately 13% above the growth allocation. Considering Kitsap County unincorporated UGAs only, the amount above allocations is 5%.

Due the number of assumptions about future employment conditions and associated land needs inherent in developing allocations and land capacity, the analysis should be recognized as broad and planning-level. Accordingly, in the past Kitsap County has considered UGA capacity within +/- 5% of the growth target to be appropriately sized.

Table 7. Comparison of Proposed Job Allocations and Capacity

	Growth Allocation: 2010-2035		Total Capacity	Difference	Percent Difference	
UGA	**Total**	**Percent**	**Total Capacity**	**Total Capacity Minus Allocation**	**% Above or Below Allocation**	**County UGAs only**
Bainbridge Island	**2,808**	6.1%	**2,941**	133	5%	
Bremerton	**18,003**	39.0%	**20,417**	2,414	13%	
Bremerton UGA	**1,385**	3.0%	**1,383**	-2	0%	
Central Kitsap	**1,200**	2.6%	**1,012**	-188	-16%	
Kingston	**600**	1.3%	**638**	38	6%	
Port Orchard	**3,132**	6.8%	**5,569**	2,437	78%	
Port Orchard UGA	**1,846**	4.0%	**3,634**	1,787	97%	
Poulsbo	**4,155**	9.0%	**4,010**	-145	-3%	
Poulsbo UGA	**46**	0.1%	**48**	2	4%	
Silverdale	**9,106**	19.7%	**8,246**	-861	-9%	
Total Urban	**42,281**	91.6%	**47,897**	**5,616**	**13%**	**5%**
Rural	**3,877**	8.4%	NA	NA	NA	NA
Total Urban and Rural	**46,158**	100%	NA	NA		

Source: Kitsap County, Cities of Bainbridge Island, Bremerton, and Poulsbo 2014; BERK 2014

UGAs having a noticeable mismatch in allocations and capacity would be the subject of individual jurisdictions' comprehensive plan updates. In areas where there is less or more capacity than the allocation, a jurisdiction may consider land use plan changes or UGA boundary adjustments to bring allocations and capacity more into alignment and consistent with local service and infrastructure capacities and community visions.

Attachment: Detailed Tables for Informational Purposes

Attachment 1. Allocation Share Comparisons – Total Employment

Share Comparison: Total 2035

UGA	MAN	WTU	RETAIL	FIRES	CONRES	GOVED	Remand plus SKIA with Adj	2010 Share	Original Remand Share	Remand plus SKIA Plan	PSRC Baseline	PSRC Regional Growth Strategy
Bainbridge Island							7.2%	7.8%	6.9%	7.2%	7.4%	7.6%
Bremerton							35.6%	33.6%	38.1%	34.9%	34.1%	38.5%
Bremerton UGA							3.0%	3.0%	2.5%	2.6%	3.5%	2.2%
Central Kitsap							4.3%	5.3%	4.2%	4.3%	4.3%	3.8%
Kingston							1.0%	0.8%	0.7%	0.8%	1.0%	0.6%
Port Orchard							5.4%	4.6%	5.1%	5.4%	4.4%	5.3%
Port Orchard UGA							5.2%	5.8%	7.1%	7.6%	6.1%	4.2%
Poulsbo							7.4%	6.4%	6.3%	6.7%	6.6%	7.3%
Poulsbo UGA							0.4%	0.6%	0.6%	0.6%	0.6%	0.4%
Silverdale							15.8%	13.5%	13.0%	13.8%	12.4%	17.3%
Rural							14.8%	18.5%	15.5%	16.1%	19.7%	12.8%
Remand plus SKIA with Adj.	6.6%	2.6%	15.8%	41.1%	5.2%	28.7%						
2010 Share	2.2%	2.9%	20.0%	33.2%	4.0%	37.7%						
Original Remand Share	8.9%	2.4%	14.7%	41.6%	5.2%	27.2%						
Remand plus SKIA Plan	6.5%	2.5%	15.5%	41.1%	5.5%	28.9%						
PSRC Growth Share	3.0%	3.7%	20.8%	35.6%	3.7%	33.2%						
PSRC Regional Growth Strategy	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%						

PSRC RGS does not allocate to shares.

Source: BERK Consulting 2014

Attachment 2. Allocation Share Comparisons – Net Employment Growth

Share Comparison: Net 2035

UGA	MAN	WTU	RETAIL	FIRES	CONRES	GOVED	Remand plus SKIA with Adj	2010 Share	Original Remand Share	Remand plus SKIA Plan	PSRC Baseline	PSRC Regional Growth Strategy
Bainbridge Island							6.1%	7.8%	5.2%	6.1%	6.8%	7.2%
Bremerton							39.0%	33.6%	45.7%	36.9%	34.9%	46.8%
Bremerton UGA							3.0%	3.0%	1.6%	1.9%	4.2%	0.7%
Central Kitsap							2.6%	5.3%	2.3%	2.7%	2.6%	1.3%
Kingston							1.3%	0.8%	0.6%	0.7%	1.3%	0.2%
Port Orchard							6.8%	4.6%	5.8%	6.8%	3.9%	6.5%
Port Orchard UGA							4.0%	5.8%	9.2%	10.7%	6.5%	1.4%
Poulsbo							9.0%	6.4%	6.2%	7.2%	6.9%	9.0%
Poulsbo UGA							0.1%	0.6%	0.7%	0.8%	0.6%	0.1%
Silverdale							19.7%	13.5%	12.3%	14.3%	10.5%	23.9%
Rural							8.4%	18.5%	10.3%	12.0%	21.7%	2.9%
Remand plus SKIA with Adj.	14.1%	2.2%	8.6%	54.7%	7.1%	13.3%						
2010 Share	2.2%	2.9%	20.0%	33.2%	4.0%	37.7%						
Original Remand Share	18.0%	1.8%	7.4%	53.0%	6.9%	13.0%						
Remand plus SKIA Plan	13.3%	1.9%	8.4%	53.6%	7.9%	14.9%						
PSRC Growth Share	3.3%	5.7%	20.4%	50.8%	2.5%	17.3%						
PSRC Regional Growth Strategy	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%						

Source: BERK Consulting 2014

Attachment 3. Allocation and Capacity Comparisons including Commercial/Industrial Breakouts

PRELIMINARY UPDATED 6/10/2014

Employment Growth and Capacity: 2.65 Pop/Emp Ratio

	Detailed Sector Share						Sector Share Summary		Growth Allocation: 2010-2035		Capacity by Zone Type		Total Capacity	Difference	Percent Difference	
UGA	Man	WTU	Retail	FIRES	ConRes	GovEd	Commer-cial	Industrial	Total	Percent	Commercial Capacity	Industrial Capacity	Total Capacity	Total Capacity Minus Allocation	% Above or Below Allocation	County UGAs only
Bainbridge Island	154	180	823	995	489	166	1,984	823	**2,808**	6.1%	2,739	201	**2,941**	133	5%	
Bremerton	3,461	454	2,247	9,515	594	1,732	13,493	4,509	**18,003**	39.0%	6,097	14,320	**20,417**	2,414	13%	
Bremerton UGA	258	105	240	701	59	21	962	422	**1,385**	3.0%	651	732	**1,383**	-2	0%	
Central Kitsap	48	0	48	916	123	66	1,030	171	**1,200**	2.6%	1,012	0	**1,012**	-188	-16%	
Kingston	115	13	0	437	35	0	437	163	**600**	1.3%	579	59	**638**	38	6%	
Port Orchard	250	135	211	2,013	176	347	2,571	560	**3,132**	6.8%	4,981	588	**5,569**	2,437	78%	
Port Orchard UGA	47	0	31	1,505	87	177	1,712	134	**1,846**	4.0%	3,285	349	**3,634**	1,787	97%	
Poulsbo	47	122	65	2,919	379	623	3,607	548	**4,155**	9.0%	3,177	833	**4,010**	-145	-3%	
Poulsbo UGA	0	1	18	26	2	0	44	2	**46**	0.1%	0	48	**48**	2	4%	
Silverdale	2,053	27	170	5,688	348	822	6,679	2,427	**9,106**	19.7%	4,684	3,561	**8,246**	-861	-9%	
Total Urban	6,433	1,037	3,852	24,714	2,290	3,954	32,521	9,760	**42,281**	91.6%	**27,206**	**20,691**	**47,897**	**5,616**	**13%**	**5%**
Rural	98	-43	95	534	1,005	2,188	2,817	1,060	**3,877**	8.4%	NA	NA	NA	NA		
Total Urban and Rural	**6,531**	**994**	**3,947**	**25,248**	**3,295**	**6,142**	**35,338**	**10,820**	**46,158**	100%	NA	NA	NA	NA		
Sector Percent	14.1%	2.2%	8.6%	54.7%	7.1%	13.3%										

Source: BERK Consulting 2014